

LINBY NEIGHBOURHOOD PLAN

Minutes of Meeting held at Gedling Borough Council on Monday 19th June 2017

Present: Alison Gibson (GBC), Hannah Barter (Urban Vision), Denise Ireland, Charlotte Harrison, and Liz Gretton (LNPSG)

Apologies: Graham Foster

H Barter commented that this meeting was to go through each policy within the Neighbourhood Plan with Gedling Borough Council, so that any comments, suggestions or amendments can be presented to the Linby Neighbourhood Plan Steering Group (LNPSG) at the next meeting on 17th July 2017. A Gibson advised that Graham Foster would be able to provide further comments on the policies at a later date.

H Barter asked if A Gibson was happy with the current format. A Gibson responded that the plan includes repetition of the National Policy Guidance. She advised making reference to it, but not writing it in full in all the individual sections. H Barter advised that the Examiners reports state they should include the quotes. She commented that the other reason for including them was to ensure the Parish Council have them readily available when planning in the future. D. Ireland suggested that the PC could have a version of the plan that includes the full quotations from the NPPF. She asked that A Gibson include her recommendation within her amendments.

Landscape Character Assessment and the Conservation Area Appraisal

A Gibson suggested that the quotes were lengthy and advised including a link to refer to them. D Ireland commented that from a Parish Council point of view, they would prefer to have the comments left in. H Barter advised adding in a live link to the final draft.

H Barter asked whether GBC are happy with the wording or whether different phraseology should be used. A Gibson advised she could only give a general overview at this stage.

Housing Mix

A Gibson commented that the first policy conflicts with the adopted Supplementary Planning Document, which sets a requirement for affordable housing provision on sites of 15 dwellings or more with % targets based on location. H Barter responded that the policy could be amended to state 15 dwellings so as not to be in conflict with the SPD. H Barter advised this policy is not applicable to infill developments within Linby village, and that GBC have this set at 1 to 2 dwellings. A Gibson advised there should be reference to the SPD and suggested that a few words on the viability be inserted. She advised she would consult with housing colleagues re: suitability of wording once we have the revised draft policy wording.

A Gibson suggested reducing the NPPF quotes.

Urban Design

A Gibson advised there might be duplication between this policy and policy LPD 35 and LPD 58 in the emerging local plan, and advised H Barter refer to these policies. She advised this is an important policy for the Neighbourhood Plan, and it provides more of a local context. H Barter advised she could subdivide into 2 policies to bridge the gap between the NP and the emerging local plan.

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Character and Built Heritage

A Gibson asked whether we need to repeat text that is in the character appraisal, and whether it could be bullet points taken from H Barter's report. H Barter advised the text is not from the Conservation Appraisal. A Gibson advised if it was all H Barter's work, then it is fine.

Heritage and Local Green Space

A Gibson commented this was a difficult policy as GBC have comprehensive policies which cover statutory areas. H Barter advised in the policy they want to state what is special about Linby – the Docks, crosses etc. A Gibson advised these would already be protected by the Green Belt policy and Conservation policy and was interested to find out what the LNPSG felt the threat to these areas would be. D Ireland advised the risk to these areas is the traffic. The crosses and docks are very close to the road and the top cross is close to a very fast corner and there has been some accidents involving cars driving into the docks. D Ireland advised they want to ensure the docks do not get widened to benefit the extra traffic coming through – that's the extra layer of protection that the LNPSG would like to see included within the Neighbourhood Plan. A Gibson commented that she recognised these were important areas at the heart of the village. H Barter to include further details within the interpretation section.

Historic Character

A Gibson commented this policy needs to be a practical document that planning officers can use, and would suggest it gets trialed on them. H Barter advised the policies have been drafted with this in mind.

Landscape and Rural Character

A Gibson advised there is text from LCA which perhaps doesn't need to be repeated. She advised she had looked through the natural landscape designations and would argue that green belt isn't a landscape designation but a policy tool.

Habitat, Trees & Hedgerows

A Gibson had a slight concern that all trees are not preserved and not all trees are in the conservation area, so felt that this could be quite onerous. She advised checking the policy against the policy LPD 18 as there may be duplication. D Ireland advised they wanted this policy within the Neighbourhood Plan as they realise that some hedgerows may need to be removed in order to develop an area, but what the PC found with the Strata homes development was that a lot of hedgerows had been completely removed or left in a poor state. In the future the PC want to ensure that these are replaced or maintained and that's why they are keen to have the policy within the NP. H Barter advised this policy joins with the Urban Design Policy, and agreed to add some clarity within the interpretation to support it.

Traffic and Transport

H Barter advised this was a key part of the plan. She advised that LNPSG have employed a traffic consultant who is currently negotiating with County Highways. D Ireland advised that in 2016 the LNPSG produced an initial questionnaire (sent through to A Gibson at the time) and the main issue that arose was volume/speed of traffic and pedestrians crossing the road safely. She advised that from looking through historical parish documents, she identified these were the same issues the PC had over the last 30 years and they have never been resolved. She advised the traffic consultant has looked through a lot of the data from the Traffic Assessment that was produced by NCC to facilitate the Top Wighay Development Brief and ADC had sent their Highways Traffic Report through that was produced for their local plan.

D Ireland advised that members of the LNPSG and the traffic consultant met with David Pick, Tina Cooke and Jenny Hawkes at Highways. She commented that one of the issues is that Highways only have one policy which doesn't consider conservation areas. The LNPSG would not want a toucan crossing in the middle of a conservation area as it would urbanise the village, but there are still issues with crossing the road. The LNPSG would like a toucan crossing on Wighay Road as this falls outside of the conservation area, and crossing the road here is a major issue. The LNPSG all support the traffic in villages scheme, which changes drivers perception of the roads.

D Ireland produced documents of the traffic consultants draft proposals. D Ireland advised the PC had tried the urban approach with signage to encourage drivers to reduce their speed, yet a car still drove through the barriers near the school last year. She commented that the LNPSG and the PC feel the traditional approach is not working and are looking at a more unconventional approach. She advised they had submitted the key points to Highways and received an initial response stating that some of the suggestion could be feasible.

D Ireland referred A Gibson to the YouTube clip – Traffic in villages in Poynton. H Barter advised she has driven through Poynton and the new layout allows traffic to flow and doesn't get backed up as the traffic is continually moving at 10mph. D Ireland advised it was critical that this policy has agreement from Highways as these are real issues that will only get worse with the volume of cars increasing. H Barter advised she had drafted one policy, and when the feedback is received from Highways, it can be included within the non-planning section. H Barter asked if the Development Control Department could offer some feedback on this.

Employment/Infrastructure

A Gibson questioned the inclusion of high-speed internet connection. H Barter advised that internet connection is one of the first things people look at when they are looking to buy their new home. She commented that the only way to get better connection is to ask a developer to contribute to that programme. It's a big consideration in NP Groups, and though it is not seen as a planning matter it is an important part of the infrastructure. A Gibson advised it is acknowledged within the ACS. D Ireland commented that a good internet speed would encourage home based working and sustainable living, and it would be an ideal time to install fibre optic cables.

Other Employment in allocated land at Top Wighay

H Barter advised of a large area on the left hand side allocated for employment land adjacent to residential properties and felt it was important they think about neighbour amenity/design. A Gibson advised she would need to refer to the development brief to ensure there was no conflict as the brief does make reference to the employment land. H Barter advised designing the streets / car park to prevent people congregating there when not in use.

D Ireland voiced her concerns with the increase of lorries coming through the parish and wanted to know how the policy could be worded to protect the parish from a constant flow throughout the day and night. She advised they have already seen an increase in HGV's through the Parish. One of the Traffic Consultant's proposals was to have stricter control of HGV's. She advised she had seen two lorries trying to pass each other to get through the docks, and lorries are having to mount the grass near the crosses to get passed each other. A Gibson commented that this would be another consideration for County Highways.

D Ireland commented that due to the increase in traffic, there might be an impact on air quality. She asked if there had been a base line that the Group could compare it to. A Gibson responded work on air quality was considered through the pSPA and in due course will liaise with Scientific Officer Brendan Cox and ask that he make comment on the policy. She advised she would share the plan more widely amongst different teams. H Barter to refer to the Habitats Regulation Assessment.

Community Assets and Facilities

A Gibson advised she had no issues, and commented it was a nice local policy.

Developer Contributions

H Barter advised they want to ensure CIL and S106 is spent in the parish. D Ireland asked if it would be advisable to have a list of key things that they would like the CIL to be spent on and the costings for the projects. A Gibson advised that when she receives the list, she will review it with Alan Siviter, CIL officer. H Barter to add list of CIL projects specific to Linby Parish within the policy. C Harrison commented she would like to ensure that some of the CIL money is spent on facilities at Top Wighay to support the development. A Gibson responded that this would be covered by S106 and that CIL has named projects in the Regulation 123 list.

Time Table

H Barter advised that the LNPSG will next meet on Monday 17th July to make changes to the policies. The update version will be forwarded to GBC in July/August for further comment.

Any further comments received will then be incorporated into the final draft plan in late-August. A Gibson commented she would try and keep everything moving and advised sending over the early draft which will then be circulated to other departments for comments.

H Barter advised sending the plan for screening in September before they undertake Reg-14. She advised the LPA had a duty to carry out the screening, and agreed to forward information on this to A Gibson.

H Barter advised submitting the plan to the LPA by Christmas.

Green Space Audit

D Ireland provided a copy of the Green Space Audit to A Gibson and discussed some of the allocations:

- The green spaces around the villages which are un-adopted - the PC have the ability to approve these to be designated as Open Green Space.
- Football Field – agreed to be designated
- Field behind the Horse & Groom pub - should the area become designated, it may be considered for community play facilities.
- Orchard behind houses on Church Lane - D Ireland advised she had spoken to the executors who advised that they had applied for a pre planning permission to build on the site. As it stands access would be via Hayden Lane which would not be suitable. A Gibson advised she had not been party to the pre-app enquiry. D Ireland commented that Linby is a linear village and access onto Hayden Lane would be a major issue. H Barter advised that if it comes forward as a live application it will have to be removed from the Green Space Audit.
- Moor Pond Wood: H Barter advised that Stephen Walker had requested that Moor Pond Wood and Papplewick Dam be split into two sites. A Gibson advised as long as the policy doesn't conflict then it shouldn't be an issue.
- Harworth Estates – D Ireland advised she had met with the Harworth Estates Planning Manager, Stuart Ashton who advised he had put in a proposal to GBC to build on the wildlife site at Top Wighay. She advised the proposal had been rejected. She commented on the state of the SINC site, being overgrown with weeds and littered. The proposal he forwarded to the PC was for two 2-storey houses and several bungalows. The PC wouldn't be opposed to it, as currently the area is a complete mess. The major concern is that the PC are reliant on Harworth Estates maintaining this space and would like to work with them to get an open green space that is attractive for the development. Another concern is as it stands, it could attract travellers and youth nuisance. D Ireland advised they would like to work with Harworth Estates

and Gedling BC to make that site a lot more attractive and asked how that fits in with the development brief – due to it being a special grassland and local wildlife site. D Ireland confirmed that the PC would only support it if it was bungalows, and would not support houses. A Gibson advised she would need to review the brief.

Meeting ended at 4.00pm